

Planning and Zoning Commission

B-3 Schedule of Uses

*RED – NOT ALLOWED

*BLACK ALLOWED

X – Allowed ----- S – Permitted with Specific Use Permit

Residential Use (Possible NEW RESTRICTION – Only on second floor)

Accessory building

X - Apartment or multifamily building (5) restriction

Boarding (rooming) house

Cabins or two- four unit cabins

Child day care home

Condominium

Group day care home

Group home

Guest house or quarters

Halfway house

Home occupation

Industrialized housing

Manufactured home

Manufactured home park

Recreational vehicle

Shipping containers for residential use

X - Single-family dwelling (1) restriction

Two-family dwelling

Three-family dwelling

Four-family dwelling

Retirement center

Swimming pool (private)

Tennis court (private)

Townhouse

Trailer camp or park

Single Family Dwelling

Agriculture / Ranch Use

Farm

Farmer's market – ALLOW with X

Granary or gin

Orchard

Produce stand - ALLOW with X

Ranch

Rodeo ground, arena

Stable, private

Stable, public

X - Produce Stand

Utility / Solid Waste Use

X – Cable TV lines

Electric substations

S - Gas line (6 in. or larger)

S - Gas regulating/gate station

S - Microwave tower

S - Radio and television tower

Railroad freight terminal

Railroad yard

Recycling center

Refuse transfer station

X - Sewer lift station

X - Telephone exchange

X - Telephone poles and lines

X - Utility mains and lines

Wastewater treatment plant

X - Water pump station

X - Water storage tank

S - Water treatment plant

S - Water well

Government and Institutional Use

X - Art gallery

Athletic field or stadium

X - Auditorium or amphitheater

Cemetery or mausoleum

X - Church or rectory

S - College or university - REMOVE

X - Community center

S - Convalescent center

S - Drug and alcohol rehabilitation center (4)

X - Fire station - REMOVE

S - Food bank
X - Government office
S – Hospital - REMOVE
X – Library - REMOVE
X - Park or playground
X - Police station
X - Post office - REMOVE
Prison or penitentiary
Religious camp
S - Sanatorium (4)
School (elementary or middle)
School (high school)
School (nursery or kindergarten)
X - School (trade or business)
S - Swimming pool (public) - REMOVE
S - Tennis court (public) - REMOVE

Commercial Uses

Alcohol sales (retail)
X - Amusement park (outside)
Animal shelter
X - Antique shop
X - Apparel or clothing store
X - Appliance repair shop - REMOVE
X - Appliance store (retail) - REMOVE
X - Arcade
X - Art supply store
X - Athletic or fitness club - MAKE "S"
X – Auction - REMOVE
X - Audio store (retail)
Auto inspection station
Auto paint and body shop
Auto rental - REMOVE
Auto repair garage
Auto sales lot
X - Bakery (retail)
X - Bank or financial institution - REMOVE
X - Barber or beauty shop
X - Beauty salon/spa (full service)

X - Bicycle sales & repair

Boat sales

Boat storage

Book store

Bowling alley – ADD "S"

Building materials/lumber yard

Bus terminal - REMOVE

Business office - REMOVE

Cabinet shop

Camera store (retail)

Carwash

Carnival or circus

Carpet store (retail) - REMOVE

Cemetery monument sales

Child care center or facility - REMOVE

Christmas tree sales

Computer store (retail/service)

Contractor yard (outside storage)

Dental clinic or office

Department store

Electrical sales & service - REMOVE

Electronics store (retail)

Employment agency

Farm implement sales

Feed store

Feed store with animal sales

Firewood sales

Flea market (inside) (S)

Flea market (outside) – ADD "X"

X - Florist shop

X - Fraternity/sorority lodge

X - Furniture store (retail)

X - Furrier

Game hall

X - Gift or novelty shop

Go-Cart track

Golf course

Golf course, miniature

X - Golf driving range - REMOVE

X - Grocery store

S - Gun shooting range (indoor) - REMOVE

X - Gunsmith shop - REMOVE

X - Hardware store

X - Heating/AC sales & service - REMOVE

Heavy equipment sales

X - Hobby shop

X - Hotel or motel

X - Insurance sales office - REMOVE

X - Jewelry store

Kennel

X - Laboratory, medical or dental - REMOVE

X - Laundry or dry cleaners - REMOVE

X - Lawnmower sales and service - REMOVE

X - Leather goods shop (retail)

S - Licensed massage therapy - MAKE X

X - Lithographic shop

X - Locksmith shop - REMOVE

X - Meat market

X - Medical clinic or office - REMOVE

Mini-warehouse

Manufactured home sales lot

Massage establishment - ADD

S - Mobile food vendor

X - Mortuary or funeral home - REMOVE

Motorcycle sales

Movie theater (drive-in)

X - Movie theater (indoor) - REMOVE

S - Museum

X - Musical instrument store

X - Newspaper office

X - Newsstand

Nightclub or dance hall - ADD

X - Office supply store

X - Optical clinic or office - REMOVE

X - Optical dispensary store - REMOVE

X - Paint sales store (retail) - REMOVE

X - Pawnshop - REMOVE

S - Permanent makeup (7)

X - Pet grooming shop

X - Pet shop

X - Pharmacy or drug store

X - Photography studio

X - Picture framing shop

Plant nursery

X - Plumbing sales and service - REMOVE

X - Pool or billiard hall

Portable building or shed sales lot

X - Print shop

X - Private club (serving alcohol)

X - Professional offices - REMOVE

X - Racquetball court

X - Real estate or leasing office

X - Recording studio

Recreational vehicle storage

S - Rental store - REMOVE

Resort

X - Restaurant or cafe (inside)

Restaurant (drive-in)

X - Restaurant (kiosk)

X - Secondhand store

S - Service station - REMOVE

Sexually oriented business

X - Shoe or boot store

S - Shopping center or mall - REMOVE

S - Short term rental accommodation

S - Sign shop

S - Skating rink

Smoke shop (vape shop)

X - Snow cone stand

X - Sporting goods store

X - Tack store

X - Tailor or seamstress shop

X - Tanning salon

Tattoo shop (body piercing)

Taxidermist

Tire sales and repair

X - Title and abstract office - REMOVE

Tool and equipment rental

Trailer sales and rental

X - Travel agency - REMOVE

Truck rental

Truck repair

Truck sales

Truck wash
Upholstery shop
Veterinary clinic
Veterinary hospital

X - Video store - REMOVE

S - Washateria (self-service) - REMOVE

Industrial Use

Airport

Ammonia manufacturing

Apparel manufacturing

Appliance manufacturing

Artificial limb manufacturing

Asphalt batching plant

Bakery, commercial

Bleach manufacturing

S - Bookbinding and publishing

Bottling plant

Box manufacturing

Brewery

Brick or tile manufacturing

Canning operation

Carpet manufacturing

Chemical storage or manufacturing

Chlorine manufacturing

Cold storage plant

Concrete batching plant

Concrete product casting plant

Contractor yard (outside storage)

Creamery

Creosote manufacturing

Distillation plant

Distribution center (large)

Distribution center (small)

Dyeing plant

Electrical components manufacturing

Electroplating

Envelope manufacturing

Explosives manufacturing

Fertilizer manufacturing

Fiberglass manufacturing
Fireworks manufacturing
Food processing
Foundry
Freight terminal, motor
Freight terminal, railroad
Furniture manufacturing
Garment manufacturing
Glass manufacturing
Glue manufacturing
Granary or gin
Gypsum manufacturing
Heliport or helistop
Ice cream plant
Ice plant
Incinerator
Insecticide processing
Junkyard
Laundry plant
Light fabrication plant
Machine shop
Marble manufacturing
Mattress manufacturing
Meat processing plant
Metal fabrication
Metal stamping and extrusion
Mining, extraction operation
Monument works
Packaging operation
Paint manufacturing
Pallet manufacturing
Paper mill
Paper products manufacturing
Pesticide processing
Petroleum products (wholesale)
Petroleum refinery or storage
Pharmaceutical manufacturing
Planing mill
Plastic product manufacturing
Pottery manufacturing
Poultry processing plant

S - Radio transmitting station

Rendering plant

Rock crushing plant

Salvage yard

Smelter plant

Tanning plant

S - Television transmitting station

S - Temporary construction office

Textile manufacturing

Tire manufacturing

Tire recapping plant

Vehicle conversion facility

Warehouse

Welding shop

Create a Entertainment Definition – We need to add a definition for opera house and other performance type definitions